



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

September 6, 2016

TO: Susan Tae, Hearing Officer

FROM: Martin Gies *M.G.*  
Zoning Permits, West Section

SUBJECT: **Project No. R2015-03786-(2)**  
**Conditional Use Permit No. 2015000134**  
**HO Meeting: September 20, 2016**  
**Agenda Item: 3**

The above mentioned item is a request to authorize the continued sale of beer and wine for on-site consumption and a Director's Review for the addition of accessory live entertainment at an existing restaurant located at 1553 E. 120<sup>th</sup> Street, in the C-1 (Restricted Business) Zone, and within the unincorporated community of Willowbrook. The project is located within the Second Supervisorial District of Los Angeles County and within the Willowbrook-Enterprise Zoned District. No new construction or expansion of the restaurant is proposed with this application.

This case was presented before the Hearing Officer at the August 16, 2016 hearing. At the hearing, staff read the following findings regarding the Director's Review for accessory live entertainment into the record:

- A. The principal use provides the total number of automobile parking spaces required by Section 22.52.1110; and
- B. The access and egress to such automobile parking facilities are located so as to attenuate or eliminate the impact of traffic on residential development in the immediate vicinity; and
- C. The automobile parking facilities provide all walls required by subsection D of Section 22.52.1060; and
- D. The automobile parking facilities are in accordance with the provision for lighting contained in subsection F of Section 22.52.1060; and
- E. The automobile parking facilities comply with all of the other requirements contained in Part 11 of Chapter 22.52; and
- F. The principal use is not a nonconforming use in the zone wherein it is located.

The changes to the draft findings, including revised findings to reflect the proceedings at the August 16, 2016 hearing, will be reflected in the final approved findings.

At the August 16, 2016 hearing, staff requested that the case be continued as the public hearing notice needed to be posted on all three property frontages for 30 days prior to the public hearing. Without opening the hearing for public comment, the Hearing Officer granted the continuance to the September 20, 2016 hearing. The applicant subsequently posted the notices of public hearing on three property frontages on August 17, 2016, which meets the 30 days posting requirement. A certificate of posting along with photographs of the postings were received by DRP staff.

If you need further information, please contact Martin Gies at (213) 974-6462 or mgies@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MK:mg

**SUGGESTED MOTION:**

**I, THE HEARING OFFICER CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201500134 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL.**